



Berth 18 Emerald Quay | | Shoreham-By-Sea | BN43 5JR





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£15,000

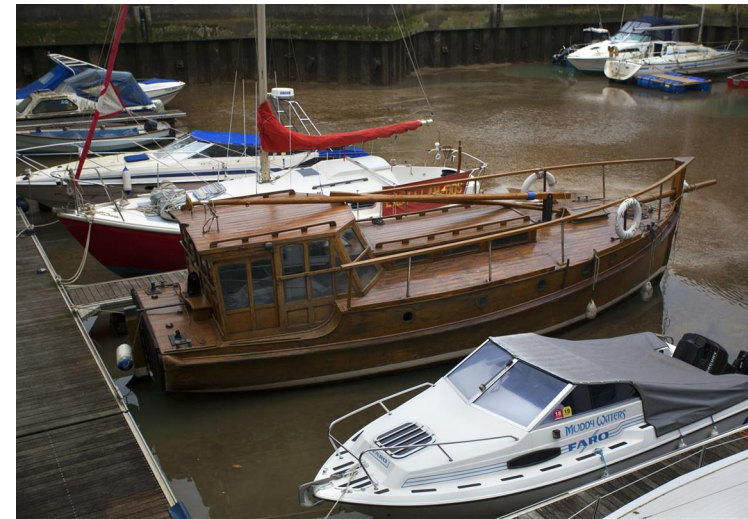
\*\*\* £15,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO MARKET THIS 8M MOORING IN EMERALD QUAY.

THE BERTH PAYS £75 PER ANNUM MANAGEMENT FEE PLUS 1/20th OF ANY EXPENDITURE. VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

PLEASE CALL FOR MORE DETAILS - 01273 461144

1. Boat was last out of water end of last summer and condition of hull is perfect absolutely no rotten wood anywhere on the boat..
2. 3 years ago by Southern Marine
3. No Safety certificate but boat for its year 1921 is in exceptional condition
4. Re con BMC 50.c.c. Taxi engine fitted 12 months ago
5. Serviced aprox 6 months ago
6. Apart from wheel house has no extra nav. equipment
7. Cooker area but cooker needed replacing hence no cooker but shower and toilet with flush facilities (needs servicing but complete)
8. At present works soley off 12volt heavy duty battery
9. The engine was started about two days ago so electrics are fine (might want to be updated)





**Disclaimer**

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	